

44632

KNOW ALL MEN BY THESE PRESENTS, That

KEITH MC CLUNG

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by THADDEUS YAROSH AND LILLIAN A. YAROSH, husband and wife

the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, the certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

SEE ATTACHED EXHIBIT "A"

"This instrument will not allow use of the property described in this instrument in violation of applicable land use laws and regulations. Before signing or accepting this instrument, the person acquiring fee title to the property should check with the appropriate city or county planning department to verify approved uses."

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever. And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple and the above granted premises, free from all encumbrances except those of record and apparent to the land

and that grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 86,000.00
 However, the actual consideration consists of or includes other property or value given or promised which is the whole or part of the consideration (indicate which). (The sentence between the symbols, if not applicable, should be deleted. See ORS 93.030.)

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 8th day of May, 19 92; if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

Keith E. McClung P.O.A.

Keith Mc Clung

STATE OF OREGON,

County of _____

) ss.

FORM No. 159—ACKNOWLEDGMENT BY ATTORNEY-IN-FACT.

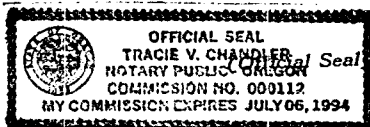
STATE OF OREGON,

County of Klamath

) ss.

On this the 8th day of May, 19 92 personally appeared BEVERLY J. McClung who, being duly sworn (or affirmed), did say that she is the attorney in fact for KEITH E. McClung and that she executed the foregoing instrument by authority of and in behalf of said principal; and he acknowledged said instrument to be the act and deed of said principal.

Before me:



Tracie V. Chandler
 (Signature)
7-6-94
 (Title of Officer)

Klamath Falls, OR 97603
 GRANTOR'S NAME AND ADDRESS

Thaddeus & Lillian A. Yarosh
5160 S. Etta St.

Klamath Falls, OR 97603
 GRANTEE'S NAME AND ADDRESS

After recording return to:
Klamath First Federal Savings & Loan
540 Main St.
Klamath Falls, OR 97601
 NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address:
same as above

NAME, ADDRESS, ZIP

County of _____
 I certify that the within instrument was received for record on the _____ day of _____, 19 _____, at _____ o'clock _____ M., and recorded in book _____ on page _____ or as file/reel number _____.
 Record of Deeds of said county.
 Witness my hand and seal of County affixed.

By _____ Recording Officer
 _____ Deputy

**EXHIBIT A
LEGAL DESCRIPTION**

A tract of land situated in Lots 20 and 21, "SUMMERS HEIGHTS" according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, the SW 1/4 NW 1/4 of Section 14, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a fence corner on the Northeast corner of said Lot 21, "SUMMERS HEIGHTS" subdivision, thence South 0 degrees 16' West along the Easterly line of said subdivision a distance of 156.00 feet to a one-half inch iron pin; thence North 68 degrees 47' West a distance of 74.96 feet to a one-half inch iron pin; thence North 0 degrees 16' East a distance of 129.53 feet to a one-half inch iron pin on the Northerly line of said Lot 21; thence South 89 degrees 27' East along the Northerly line of said Lot 21 a distance of 70.00 feet to the point of beginning.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co. the 8th day
of May A.D., 19 92 at 2:41 o'clock P M., and duly recorded in Vol. M92,
of Deeds on Page 10105.
By Evelyn Biehn County Clerk
[Signature]

FEE \$35.00